



Town Council Agenda Report

SUBJECT: Site Plan

Application No. SP 11-7-99

Project Name: Belmont Lakes Wall Modification

Location: 15260 SW 14th Street

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Belmont Lakes Wall Modification

REPORT IN BRIEF: The modification will include a reduction in length from 50 feet to 48'-4", a material change on the wall face from a stucco finish to a dark green marble tile veneer, the wall arch has been reduced to bring the overall wall height from 10 feet to 6 feet and the sign lettering will now be shown in a script lettering to say "Belmont Lakes at Davie" in plastic gold color letters. Landscaping will remain as previously approved.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee Recommendation: Motion to recommend Approval (4-0, December 21, 1999).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 11-7-99.*

Attachment(s): Planning Report, Subject Site Map, Land Use Map, Aerial

Application #: SP 11-7-99
Belmont Lakes Entry Wall Modification

Item No. 3.1

Revisions: December 21, 1999

Exhibit "A":

Original Report Date: December 7, 1999

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner /Agent:

Name: Rionda Building Corporation

Address: 54 SW 14th Street

City: Miami, Fl.

Phone: (305) 372-0772

BACKGROUND INFORMATION

Application Request: Entry wall modification

Address/Location: 15260 SW 14th Street

Land Use Plan Designation: Residential (1 du/ac)

Zoning: R-1 Estate Dwelling District (1 du/ac)

Existing Use: The subject site is currently developed as single family homes.

Surrounding Land Use:

North: RM-1 (City of Sunrise)

South: Residential (1du/ac)

East: Residential (1du/ac)

West: Estate Residential

Surrounding Zoning:

North: RM-1, Multi-family Residential (City of Sunrise)

South: R-1, Residential (1du/ac)

East: AG, Agricultural (1du/ac)

West: E, Estate Dwelling

ZONING HISTORY

Previous Requests on Same Property: The site plan was previously approved by Town Council on June 6, 1996.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Sign Modification:* The modification will include a reduction in length from 50 feet to 48'-4", a material change on the wall face from a stucco finish to a dark green marble tile veneer, the wall arch has been reduced to bring the overall wall height from 10 feet to 6 feet and the sign lettering will now be shown in a script lettering to say "Belmont Lakes at Davie" in plastic gold color letters.
 2. *Landscaping:* Landscaping will remain as previously approved.
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Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Broward County Land Use Plan: The subject site is located within Flexibility Zone 113 and was platted in 1997 under the name, "Belmont Lakes at Davie." The plat is restricted to 42 detached single family units.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 11-7-99.*

Site Plan Committee

Site Plan Committee Recommendation: Motion to recommend Approval (4-0, Motion December 21, 1999).

Exhibits

1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: _____

Reviewed by: _____

SUBJECT SITE

R-1

E

AG

Lake

R-1

A-1

AG

PETITION NUMBER
SP 11-7-99

PREPARED BY THE PLANNING & ZONING DIVISION

N
4

Scale: 1" = 400'



